January 9, 2019

Joseph Jones
Project Manager
Division of Environmental Remediation
Bureau of Technical Support
625 Broadway, 11th Floor
Albany, NY 12233-7020

118-130 Swalm Street-REVISED
NYSDEC Site # 130043P
Town of North Hempstead
Nassau County, New York

Dear Mr. Jones,

As we discussed last month, Seacliff Environmental Geology PC (Seacliff) has prepared this work plan to conduct a soil vapor intrusion (SVI) evaluation as per the Site Management Plan (SMP). My client has recently purchased the property and is renovating the building for use as a warehouse. The ultimate goal is to extinguish the easement. We plan on conducting this work during the 2018-2019 heating season.

118-130 Swalm Street Site is located in New Cassel, Nassau County, New York (hereinafter referred to as the "Site"). The Site is currently in the New York State (NYS) Inactive Hazardous Waste Disposal Site Remedial Program, Site No. 1-30-043 P, which is administered by New York State Department of Environmental Conservation (NYSDEC). The site was re-classified in November 2017 from 2 to 4 because human exposures to on- site residual contamination are being addressed through the implementation of an environmental easement

As per the approved January 18, 2018 Site Management Plan or SMP, *a soil vapor intrusion evaluation must be performed upon a change in use of the property that will result in occupancy of a previously unoccupied building or initial occupancy of a new building. The breadth of this evaluation will be determined based upon discussion with the NYSDEC Project Manager and NYSDOH. Based upon these discussions and agency requirements, a work plan may need to be developed that requires that sampling be performed. Any future use of the building which results in its occupancy, or the construction of an occupied building will require an SVI evaluation in accordance with NYSDEC protocol.*

At this time the building is being renovated for use as a warehouse for storage and fabrication of HVAC equipment. Employees will enter and leave the building multiple times over 8-hour work shifts. At most there will be 14 employees present with hours ranging from as early as 6 AM to as late as 4 PM.

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Two (2) sub-slab soil vapor samples will be collected at the locations shown on Figure 1. These two locations represent the two areas where employees would be present the most. The eastern building bump out would be mostly for long term storage. Figure 1 also shows the location of the outdoor air sample.

Soil vapor implants will be set at a depth of approximately 0.5 to one feet below the building slab. A hand-held photoionization detector will be used to screen the headspace of the boreholes to determine if VOCs may be present. The vapor points will be installed utilizing a remote access Geoprobe™ and will consist of six- inch long stainless steel implants attached to an expendable drive point. Teflon™ lined polyethylene tubing will extend from the temporary implant to the surface. Number 2- sand will be used in the boring to create a sampling zone and a bentonite seal emplaced in the borehole above the sampling zone. The NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion will be followed with respect to the proper installation of soil vapor probes. The vapor points will be finished at slab grade with a protective cover should future sampling be required.

An indoor air canister will be co-located with each of the two sub-slab vapor canisters. In addition, one outdoor sample would be collected. The canisters will be calibrated for 8 hours (warehouse work shift). and sampling will occur for that duration. Samples will be collected in appropriate sized (normally 6-liter) Summa canisters that have been certified clean by the laboratory. Flow rate for both purging and sampling will not exceed 0.2 L/min. One to three implant volumes will be purged prior to the collection of any soil-gas samples. The NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion will be followed with respect to the purging and sampling of the soil vapor probes.

A sample log sheet (Attachment A) will be maintained summarizing sample identification, date and time of sample collection, sampling depth, identity of samplers, sampling methods and devices, soil vapor purge volumes, volume of the soil vapor extracted, vacuum of canisters before and after the samples are collected, apparent moisture content of the sampling zone, and chain of custody protocols.

While on-site, a product inventory will be conducted by the QEP as per the 2006 NYSDOH guidance document.

The five canister samples will be delivered to Pace Analytical Laboratories, Melville, New York (NYSDOH ELAP #10478). EPA Method TO-15 will be used to analyze the vapor and air samples. The results will be available within 15 business days and will be compared to the appropriate NYSDOH guidelines.

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Prior to the preparation and submittal of a SVI evaluation, a data summary table, the laboratory report, and product inventory will be submitted to the NYSDEC and NYSDOH for review. This submittal will include the name and address of the building owner. The final SVI evaluation report will be certified by a P.E. and/or QEP.

Please call/email with any questions. As per the plan we want to conduct this work in the 2018-19 heating season.

Very truly yours,
Seacliff Environmental Geology PC

James M. DeMartinis

James M DeMartinis PG
Senior Geologist

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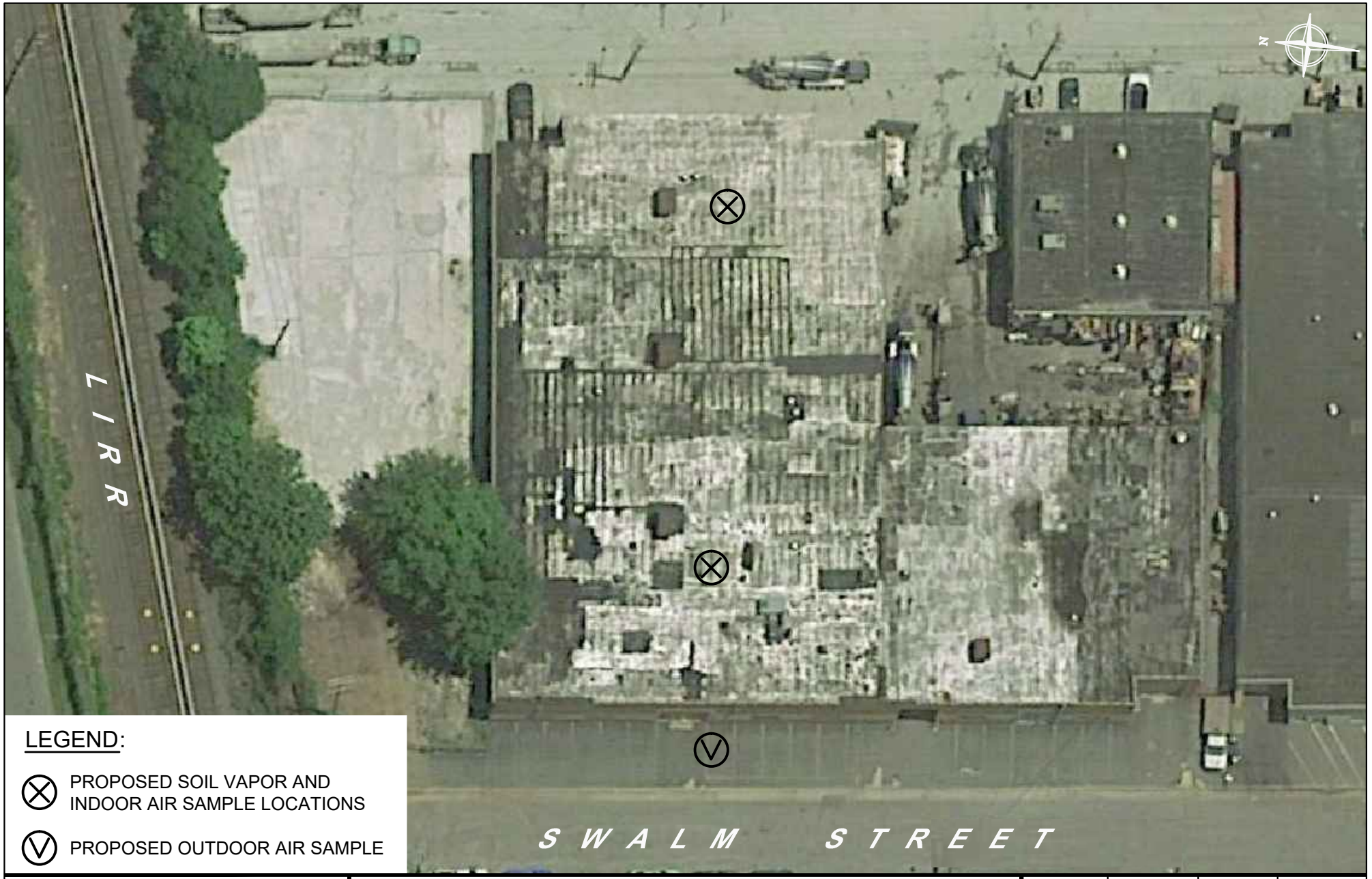
Figure



LEGEND:

⊗ PROPOSED SOIL VAPOR AND INDOOR AIR SAMPLE LOCATIONS

Ⓥ PROPOSED OUTDOOR AIR SAMPLE

PREPARED BY:

Seacliff ENVIRONMENTAL

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TITLE:

Site Plan

118-130 Swalm Street
Westbury, NY

DWN:	SCALE:	DATE:	PROJECT NO.:
LR	1" = 40'	10-11-18	118-130
CHKD:	APPD:	REV.:	NOTES:
JMD	JMD	-	-

FIGURE NO.: 1

Attachment A

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Office # (631) 828-5994
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CANISTER FIELD SAMPLING RECORD

Project: _____

Site Location: _____

Sample ID _____ Canister ID _____

Sampler _____ Canister Volume _____

Location _____ Flow Controller ID _____

Height _____ Flow Controller Setting _____

Sample Type (sub-slab, soil gas, amb, indoor) _____

READING	DATE	TIME	VACUUM
Initial Canister Vacuum			
Final Canister Vacuum			

Weather or Ambient Conditions: _____

Purge Data: _____

Check Data: _____

Comments: _____